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GUIDE

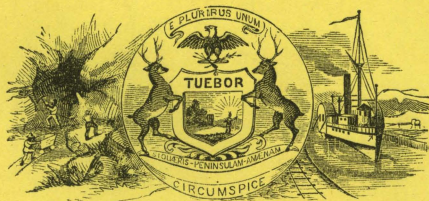
— TO THE —

L A N D S

— OF THE —

Jackson, Lansing & Saginaw Railroad Company,

IN MICHIGAN.



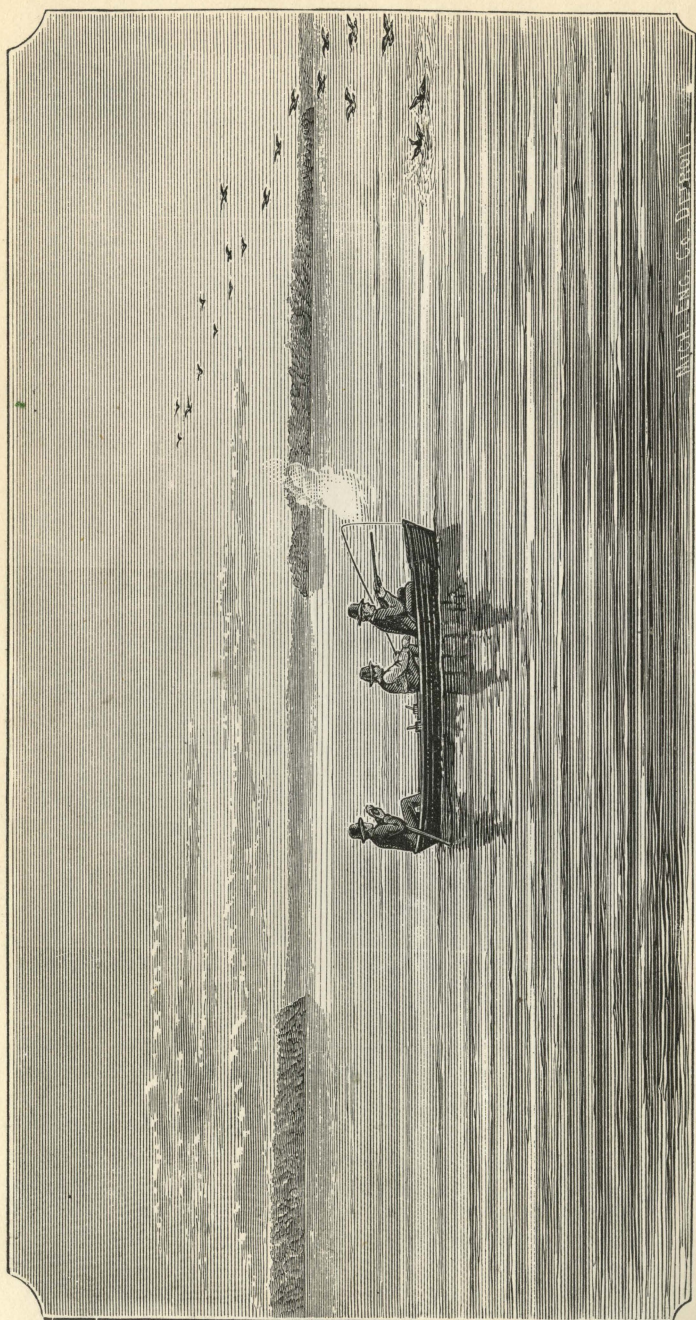
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MASON, MICH:

K. KITTREDGE, STEAM BOOK AND JOB PRINTER.  
1875.





HIGGINS LAKE, ROSCOMMON COUNTY, MICH.



GUIDE  
— TO THE —  
LANDS  
— IN THE —  
STATE & MICHIGAN,  
NOW FOR SALE,  
COMPRIED IN THE GRANT  
— OF OVER —  
600,000 ACRES,

— TO THE —  
Jackson, Lansing & Saginaw R. R. Co.

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MASON, MICH:  
K. KITTEDGE, STEAM BOOK AND JOB PRINTER  
1875.



THE OBJECT of this pamphlet is to furnish some information to two classes of persons. First, to such as are in pursuit of new homes; second, to those who have capital to invest and are seeking the most safe and profitable investments. Some of the facts and details given, as they are well known, may perhaps appear superfluous to those already well acquainted with the State of Michigan; but to those unacquainted with the character and advantages of the State, these may be of use. And however well known these facts may be, they will be taken into consideration by all who are either seeking homes or investments, and are therefore properly referred to here.

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## HISTORIC OUTLINE.

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MICHIGAN originally formed part of the region ceded to the United States by the State of Virginia, described as the "Territory northwest of the Ohio." It was first erected into a Territory by the Act of January 11th, 1805, and admitted as a State by Act of January 26th, 1837. It is separated on the north and east from the Dominion of Canada by Lake Superior, River St. Marie, Lake Huron, St. Clair River, Lake St. Clair and Detroit River, having Ohio and Indiana on the south and Lake Michigan and the State of Wisconsin on the west, embracing an area of 56,451 square miles or 36,128,640 acres. The State is divided into two peninsulas, Northern and Southern, separated by the Straits of Mackinaw, uniting Lakes Huron and Michigan.

The Northern Peninsula, in its greatest length, is 316 miles, and from 30 to 120 wide, embracing two-fifths of the whole area of the State, or 22,580 square miles. This Peninsula presents a striking contrast in soil and surface to the Southern. The latter is generally level or undulating, and very fertile; the former rugged and in certain portions even mountainous, the streams abounding in rapids and waterfalls, rendering the scenery very picturesque and beautiful. The climate of the Northern Peninsula is colder and the soil less fertile. These are fully compensated, however, by the extensive deposits of copper and iron. The eastern portion is less rugged than the western where mountains attain an altitude of nearly 2,000 feet.

The Southern Peninsula includes three-fifths of the entire area of the State, being 275 miles from north to south, and 175 miles on the southern boundary from Lake Erie to Lake Michigan, its greatest width being 200 miles, between Lakes Huron and Michigan. This peninsula, so interesting in its agricultural and commercial aspects, has the greater portion of the population and improvements. It is generally level, rising gradually from the lakes on the east and west to a vast undulating plain in the interior, covered for the most part originally with forests of various kinds of oak, black walnut, sugar-



maple, elm, linden, hickory, ash, bass-wood, locust, dog-wood, poplar, beech, aspen, chestnut, hemlock, cedar, and tamarack. Pine is found in great abundance in nearly all parts of the northern half of the peninsula. A small portion of the area is prairie. A considerable portion, however, is termed "openings," which are beautiful and fertile natural lawns dotted over with scattering trees, and free from undergrowth. The great fertility of the soil is everywhere attested by a luxuriant flora, and, where cultivated, by crops of cereals, fruits and vegetables.

The wheat yield of Michigan is not surpassed by that of any other State of the Union, taking into account the quantity and quality. Indian corn, rye, oats, barley, buckwheat and potatoes are also cultivated extensively, while sheep, horses, cattle and swine are raised with the greatest success. The wool growers of Michigan are not surpassed by any others.

Michigan has already become one of the greatest apple growing regions of the Union. Peaches are raised with unparalleled success in the region bordering on Lake Michigan as far north as Grand Traverse Bay, while pears, plums, cherries, quinces, and all the different varieties of small fruits are grown throughout the State. Along the shore of Lake Michigan from Grand Traverse Bay to St. Joseph, and in the valleys of the St. Joseph, Grand, Kalamazoo and Detroit Rivers, including the Islands, as well as on the shore of Lake Erie, vine culture has given proof that these localities are well adapted to the grape, while the more hardy varieties may be grown in the interior and north-eastern portions of the State. Past results from this branch of industry give promise of great increase and profit.

Coal and salt occupy a prominent position in our material resources.

The lumber trade is one of the most important interests of the State. It gives employment to millions of dollars of capital and to thousands of the hardy and robust sons of toil, whose sinewy arms are converting our extensive forests of pine and other timber into the necessary material for the construction of homes for the poor and palaces for the rich.

In addition to our material resources, the State abounds in a variety of scenery on which the gaze of the pleasure-seeking tourist and the contemplation of the philosopher may dwell with satisfaction, while the fanciful imagination of the poet



may rest on the varied landscape with a pleasure that may never be realized in distant lands that are more celebrated in poetry and in song.

Those whose bodies and minds have become exhausted by too constant attention to business, and to whom a holiday is a needed refuge from toil and care, may here find diverting scenes and invigorating climate.

The Straits of Mackinaw and other regions in the north are unsurpassed as resorts for pleasure and health.

Nor must our Magnetic and Mineral Springs pass unheeded by. Their life giving and invigorating waters have restored to health thousands of sufferers whose complicated diseases have baffled the skill of the world's wisest physicians.

Of the 36,128,640 acres of land in the State of Michigan, over thirteen and a half millions of acres, or more than one third the entire area have been granted to the State for various purposes, mostly for the purpose of education and public improvements. Congress, by various acts passed in the years 1856, 1864 and 1866, provided that certain alternate sections of the public lands thus granted to the State should be devoted to the building of certain railroads therein.

The grant held by the Jackson, Lansing & Saginaw Railroad Company was to be used in constructing a first-class railroad from Amboy by Hillsdale and Lansing to some point on or near Traverse Bay in the State of Michigan. The northern terminus was subsequently changed to Mackinaw. The road is now completed from Jackson to Gaylord, a distance of 236 miles, and passenger and freight trains are regularly running. It willsoon be completed to the Straits of Mackinaw. The limits of the grant are fifteen miles on each side of the original line of survey of the route of the road. Up to the present time some 591,000 acres have been confirmed and patented to the Company. The same have been very carefully explored, examined and classified and prepared for market. A full and detailed history of each government subdivision has been written up on the plats and maps in the books of the Land Department, so that full particulars concerning any specified forty or eighty can be given at any time. To accomplish this successfully and effectually has required a large corps of competent Land Surveyors who have been engaged for more than two years in making the necessary surveys and explorations, and at a great outlay of money.



## THE ROUTE OF THE ROAD

Passes through the best agricultural district of central Michigan and penetrates the immense pine region of the Southern Peninsula, from which Detroit and Toledo have so largely drawn wealth and business during the years past—wealth and business which the construction of the Jackson, Lansing & Saginaw Railroad will now give equally to other points to the west, south and east. The road crosses the Grand, Cedar, Lookingglass, Maple, Bad, Tittabawassee, Saginaw, Pine, Rifle and Au Sable Rivers and other notable streams. Jackson, the original commencing point of the road, is a prosperous and growing city of 18,000 population. From this point the road passes through Leslie, Mason, Lansing (the new and flourishing capital of the State), Owosso, Chesaning, St. Charles, Saginaw City, East Saginaw, Wenona, Bay City, Standish, Roscommon, Grayling, Otsego Lake, and Gaylord. Smaller villages and stations, where saw mills and other manufacturing are in operation, are met with between all of said places, giving evidence of thrift and activity all along the road.

## LOCATION.

The lands of this company are situated in the counties of Gratiot, Saginaw, Bay, Ogemaw, Roscommon, Missaukee, Kalkaska, Crawford, Otsego, Antrim, and Cheboygan, thus affording a wide range in the choice of location. They are found upon odd numbered sections, and embrace every variety of soil and timber.

## RAILROAD FACILITIES AND COMMERCIAL ADVANTAGES.

The Jackson, Lansing & Saginaw Railroad passes directly through the grant, and the lands are situated on each side of it. The Grand Rapids & Indiana Railroad also extends along the west side of the grant and through the midst of the lands in the northern counties. Portions of them are situated near the waters of Lake Michigan, others near Lake Huron and Saginaw Bay, while all are within easy access of these waters. The great lumbering streams of the State, the Rifle, the Muskegon, the Au Sable, the Manistee, the Cheboygan, the Pigeon, and the Black Rivers also traverse this district and afford ready and cheap transportation for the logs and timber found here in such



abundance. State and township roads are likewise in existence or being built in the several counties. These lands must then always possess good facilities for travel and transportation.

### HOW ARE THE LANDS TIMBERED?

White pine, Norway pine, maple, beech, bass-wood, ash, hemlock, elm, and cedar are the varieties most generally met with. Oak is found in some sections. In some parts pine predominates, in others maple. Over one-third of the lands are "pine lands."

### VALUE AS AN INVESTMENT.

The superiority of Michigan pine is well and generally known. The rapid increase in the value of pine lands and pine timber is also well known. Probably greater fortunes have been made in Michigan during the last ten years, by investing in pine lands, than in any other direction. All over the country men of moderate means, who commenced to invest in pine lands only a few years ago, have become possessed of large fortunes, amounting to hundreds of thousands and millions of dollars. The reason is obvious. The supply of pine timber is constantly diminishing, while the demand for it is every day increasing. Every acre of pine timber cut off lessens the resource so much, and every addition to the population increases the demand so much. With most other commodities the supply can be increased so as to keep pace with the increased demand. If more wheat is required more persons can engage in growing it. But with pine timber the more active the present production of lumber, the more rapidly the supply approaches exhaustion. Probably no other staple can be named where so many causes are conspiring to augment its value so certainly and speedily. Statistics show that the amount demanded from Michigan today is several hundred millions of feet more than it was only a few years ago, as will appear from the following statement:

In 1869 the pine product was.....	1,999,804,431 feet.
In 1870 it was.....	2,400,000,000 feet.
In 1871, notwithstanding the supposed short-	
age of logs, over.....	2,000,000,000 feet.
In 1872.....	2,264,568,587 feet.
In 1873.....	2,886,351,027 feet.



The amount of standing pine in the State is estimated by the most competent persons at 50,000,000,000 feet. As shown above, the amount annually manufactured is already 2,866,351,000 feet, so that the amount consumed each year is one-eighteenth of the total quantity existing in the State.

The facilities for transporting the lumber of Michigan, both by rail and water, to all parts of the world, are unrivaled, and this staple is now supplied from this State, not only to neighboring States, but to the most distant States and foreign nations. Everywhere it commands the highest price. In some markets Michigan pine brings double the price of that produced in other States, and in all the markets of the world it stands pre-eminent.

### **OTHER TIMBERS.**

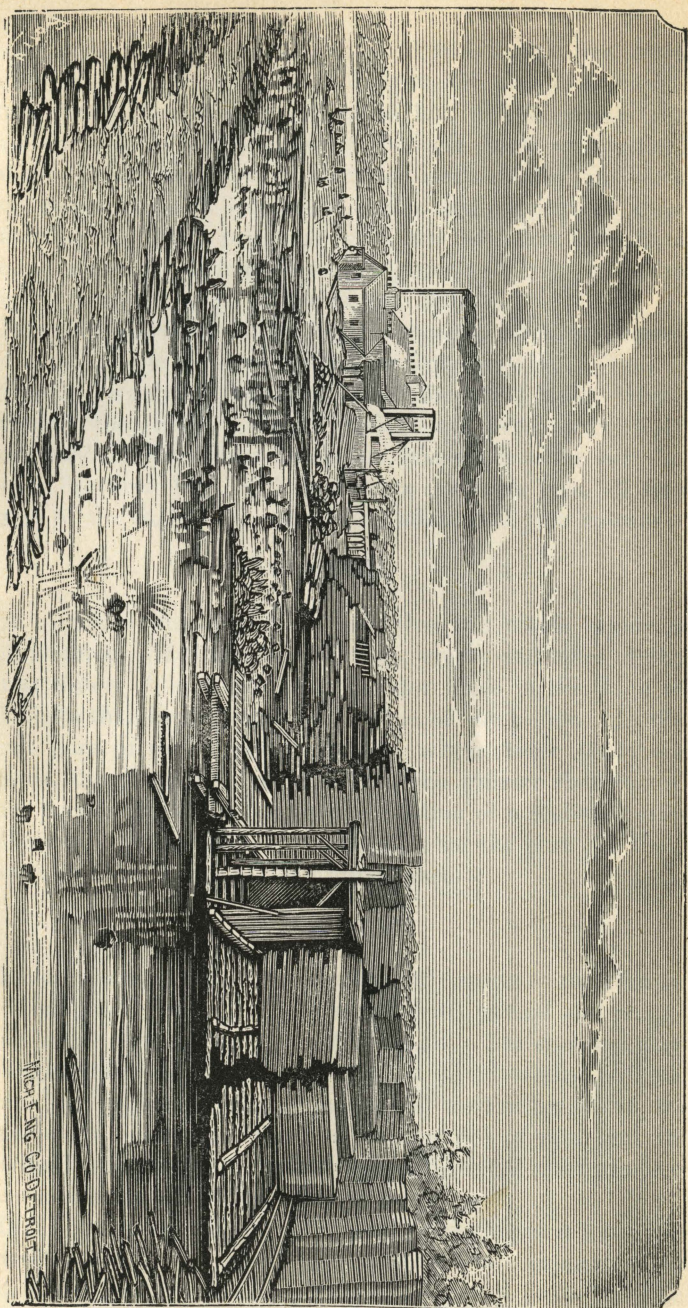
Other valuable timbers are found in great abundance on these lands, such as the bass-wood, the ash, the cedar, etc. The maple forests in Otsego and Cheboygan counties are not surpassed in any part of the world. This valuable tree grows here in its greatest perfection. The fertility of maple lands is well known. It is believed by good judges of our forest resources that the maple has not been fully appreciated, but that its day for being duly appreciated is rapidly approaching. In proof of this it may be stated that large investments have been made during the past year in the maple lands in the counties referred to. Besides the value of maple for lumber and timber, it stands at the head of the list for fuel. It is already the case that maple lands situated near iron furnaces are worth from \$15 to \$30 per acre for the wood merely. But few years will elapse before the counties of Otsego, Cheboygan and Emmet, where the maple grows in such great perfection, will realize a demand for this wood for coal to be used in the manufacture of iron, both from the establishing of furnaces at many points where none now exist, and by opening up of facilities for transportation to other places of consumption.

### **THE ADAPTATION FOR FARMING.**

Lands timbered with maple, beech, basswood and ash are everywhere regarded as fertile and well adapted to cultivation. A large part of these lands are of this character. In



WITTHADERS MILL, ST. HELENS, ROSCOMMON COUNTY, MICH.





other parts the soil is more sandy. Plains quite free from timber, and nearly ready for the plow, are also to be found. These lands, though now offered at low prices, possess the same qualities of soil as some of the best lands of England and the United States, and wherever lands of this kind have been subjected to an intelligent husbandry adapted to their character, they have produced well, and with less labor than the heavier soils. It may be said in general that the lands are adapted to all the crops grown in this latitude.

It is well known that Michigan surpasses all the Western and most of the Eastern States in fruit growing. This is attributed largely to the influence of the great lakes which surround the State. Fruit raising has been successfully prosecuted for some time along the lake shore as far north as Little Traverse Bay, and experience indicates that all this region of the State is by nature well adapted to fruit culture.

### **WATER.**

A glance at the map will show that the whole region is well watered. It abounds in springs, creeks and lakes of the purest water. There are more interior lakes in the State of Michigan than in any other two States of the Union. In the north part of the lower Peninsula, where these lands are located, the proportion of lakes is much greater than in any other part of the State, as an examination of a sectional map will show. These lakes are remarkable for the purity of their waters and the beauty of their appearance.

### **CLIMATE.**

Reference has already been incidentally made to the climate of Michigan. That climate controls both animal and vegetable life to a great extent is noticed by all. The consequences of slight difference in climate are not so generally noticed. Yet when vegetable growth and animal well being are so dependent on the temperature, on the amount of rain and its distribution through the year, slight differences must produce great and permanent differences of result.

It is known that the degree of cold in Michigan is some less in winter, and the averaged heat slightly less in summer, than is met with in other Western States in the same latitude. The amount of rain-fall or the precipitation of moisture in the



form of snow and rain is, on an average, about 30½ inches per year. The greatest monthly fall of rain is in June, just the season of the year when most moisture is needed for the growing of crops. Next to June the largest rain-fall is in July. These climatic advantages of Michigan over other Western States are, as has been stated, largely owing to the peninsular character of the State and the proximity of the great lakes of the continent. The following extract is from the works of the eminent Dr. Alex. Winchell, the author of the "Sketches of Creation" and many other scientific works. It gives his estimate of the climatic advantages of this State.

"The meteorology of the region of the great lakes is singularly interesting and is also closely connected with the industrial resources and the civilization of that portion of our country. We have accordingly bestowed upon this subject a large amount of study. Our investigations have extended to all the elements of climate, temperature, pressure, moisture, precipitation, cloudiness, winds, and occasional phenomena. \* \* \* For the purpose of exhibiting a comparison between the climate of Michigan and that of the States contiguous on the west, we have extended the territory covered by these charts as far west as the Missouri River and as far south as Springfield, Illinois. The sinuosities of the several lines (in the charts referred to) will demonstrate at a glance the peculiar character of the climate of Michigan and the fact that both in summer and winter it is better adapted to the interests of agriculture and horticulture, and probably also to the comfort and health of its citizens than the climate of any other northwestern State."

See Walling's Atlas, article on Climate, by Alexander Winchell, L. L. D., Chancellor of the Syracuse University, Vice-President of the American Association for the advancement of Science, etc.

## **SOME PECULIARITIES OF THE DIFFERENT COUNTIES.**

*Gratiot County.*—The Company owns but a small amount of land in this county, being about 800 acres, located in the southeastern part of the county, timbered with maple, beech, etc., first-rate farming lands.

*Saginaw County.*—This county, though containing but few lands unsold belonging to the Company, is the base, geographically, of the land grant. It is one of the largest and wealthiest counties in the State and in 1874 contained a population of nearly 45,000. Saginaw City, the county seat, is situated on the west side of Saginaw River, eighteen miles



from Saginaw Bay, and contains a population of 12,000.— Nearly opposite on the east bank of the River is East Saginaw, the acknowledged metropolis of northern Michigan, containing a population of about 18,000. Both of these cities are extensively engaged in the manufacture of lumber and salt, and the annual production of each is very great. In 1874 the lumber manufactured within their limits and on the river banks contiguous to the same amounted to 179,228,000 feet, and salt 318,722 barrels. The value of the product of Saginaw mills, salt works, oak timber and other exports for 1874 approximates eleven million dollars. The Company has in this County 3,183 acres, a part of which is held jointly with the Flint & Pere Marquette Railroad Company. They are all first-rate farming lands and in the following townships:

Town 9 north, range 1 east.....	537.81 acres
Town 9 north range, 3 east.....	200 acres
Town 10 north, range 1 east.....	80 acres
Town 11 north, range 1 east.....	69.96 acres
Town 11 north, range 6 east.....	289.48 acres
Town 12 north, range 1 east.....	200 acres
Town 12 north, range 2 east.....	518 acres
Town 13 north, range 4 east.....	48.04 acres
Town 13 north, range 5 east.....	1240 acres

The stations in this county on the line of the Jackson, Lansing and Saginaw Railroad north of Saginaw City are East Saginaw, Flint & Pere Marquette crossing, Carrolton, and Zilwaukee.

*Bay County.*—Directly north of Saginaw County lies the county of Bay. It is a large county, quite like the former in its general features and manufacturing interest and has a population of 30,000. Bay City, the county seat, is a large and most important city. It is situated on the east bank of the Saginaw River fourteen miles below Saginaw City and four miles from Saginaw Bay, and contains a population of 14,000. The inhabitants of this county, like those of Saginaw, are largely engaged in the manufacture of lumber and salt.

Some idea of the vastness of these productions can be obtained from an extract of the statistics of Bay County for 1874, which show the lumber manufactured within the limits of Bay City to be 313,926,000 feet, and salt in Bay County, of which the majority is manufactured within the limits of Bay City and the balance on the river bank contiguous to the city, to be 486,343 bbls. The East Saginaw & Bay City Railroad, a



branch of the Flint & Pere Marquette Railroad extends to this city. The Detroit & Bay City Railroad here connects with the Jackson, Lansing & Saginaw Railroad. The last named railroad extends entirely through the county. The land in Bay County, for the most part, is first rate farming land, being timbered with maple, beech, oak and hemlock, and all the grains and roots grown in Michigan are cultivated here successfully. The Company owns in this county some 8,436 acres, as follows:

TOWNSHIP.	AREA—ACRES.	PINE ESTIMATES.	CLASSIFICATION.
14 N, R 3 E....	388.77	.....	Farming
14 N, R 4 E....	46.46	.....	Farming
14 N, R 5 E....	292.48	.....	Farming
15 N, R 3 E....	40.00	.....	Farming
15 N, R 4 E....	886.39	.....	Farming
15 N, R 5 E....	769.81	.....	Farming
17 N, R 3 E....	4,612.63	17,825,000	Pine and Farming
18 N, R 3 E....	1,120.	2,147,000	Pine and Farming
18 N, R 4 E....	280.	62,000	Farming
TOTAL.....		8,436.54	20,034,000

The stations on the line of the Jackson, Lansing & Saginaw Railroad in this County are Salzburg, Wenona, Bay City, Kawkawlin, Terrys, State Road, Pinconning, White Feather, Saganin, Standish, Deep River, Sterling, Clyde, Ortman, Wells, and Culvers.

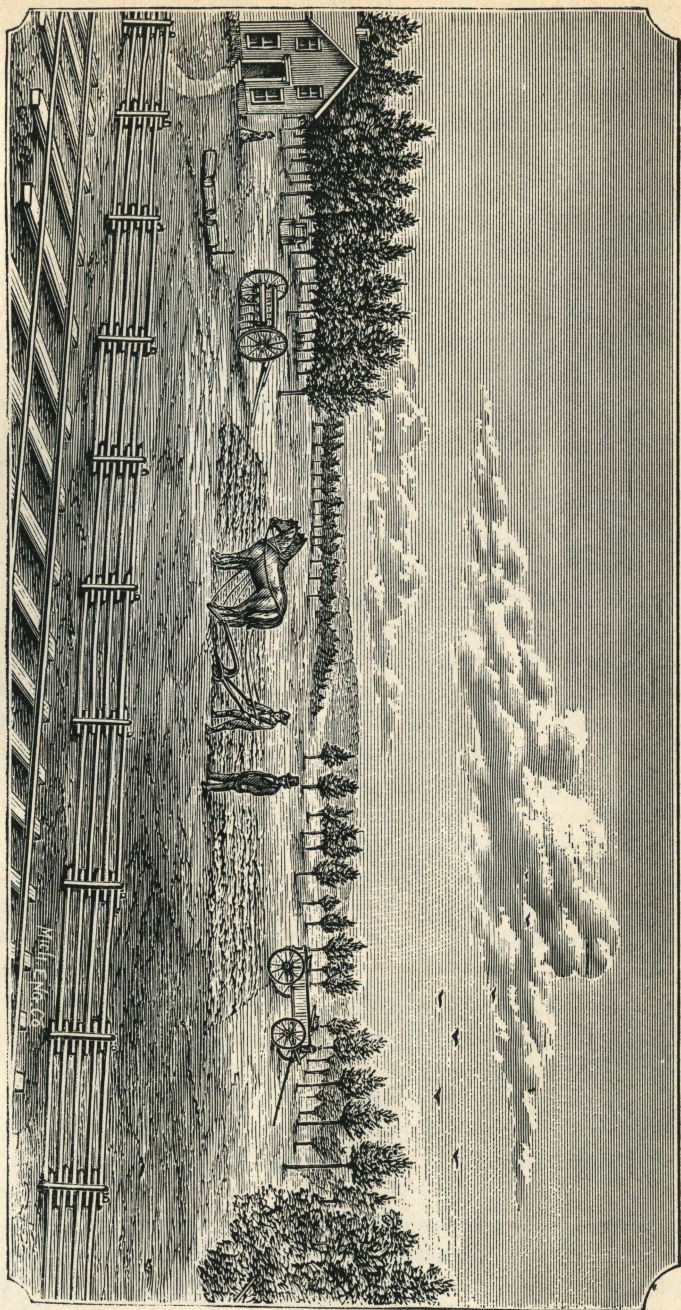
*Ogemaw County.*—Northwesterly from Bay is located the County of Ogemaw. The railroad passes through the southwestern portion of the county, and the lands owned by the Company are in the western part. Some are timbered with hardwood and are first-rate for farming purposes. But for the most part they are heavily timbered with excellent pine.

The Company offers for sale in this county upwards of 24,000 acres. The pine lands are near the railroad and the upper waters of the Rifle River, and contain over 78,000,000 feet of good pine. The lands are as follows:

TOWNSHIP.	AREA—ACRES.	PINE ESTIMATES.	CLASSIFICATION.
22 N, R 1 E....	8,669.83	59,993,000	Pine
22 N, R 2 E....	1,400.	769,000	Farming
23 N, R 1 E....	9,540.10	8,353,900	Pine and Farming
23 N, R 2 E....	654.80	3,580,000	Pine
24 N, R 1 E....	3,817.36	5,683,000	Pine and Farming
TOTAL.....		24,082.09	78,378,000



VIEW OF THE PLAINS AT CHENEYS, CRAWFORD COUNTY, (ON THE J. L. & S. R. R.)





The railroad stations in this county are Greenwood,, Wrights, West Branch, Ogemaw and Beaver Lake.

*Roscommon County*.—West of Ogemaw lies the county of Roscommon which was organized in 1875.

Pine is the predominate timber, but the land is in general well adapted for farming purposes. In the northern part of the county are found "plains" quite free from timber, and nearly ready for the plow. These, though now offered at very low prices, possess the same qualities of soil as the "sandy plains" in the southern part of the State, that are so highly valued for agricultural purposes; and wherever lands of this kind have been subjected to an intelligent husbandry, adapted to their character, they have produced well, and with less labor than is necessary on the heavier soils.

The Jackson, Lansing & Saginaw Railroad passes through this county. In it are Houghton and Higgins Lakes, the head waters of the Muskegon River. Higgins lake, situated in the northern part of the county, is a beautiful sheet of water being about three miles wide and seven and one-half miles long. The banks are very high and pleasant, the water very deep, clear and pure, the scenery delightful; and during the summer season hundreds resort to this lake for pleasure and sport. Fish abound and the muskallonge, white fish, pickerel, and bass are caught in large quantities. During the year of 1874 large quantities of California salmon spawn were deposited in this lake under the direction of the State Fish Commissioners, which in their judgment will thrive in these waters. Houghton Lake, situated in the southwestern part of the county is much larger than Higgins. The two are connected by the Muskegon River.

These lakes are well adapted for lumber manufacturing, and must soon become sites for numerous mills for the manufacture of the extensive forests of pine now growing in their neighborhood, and be the center of a large and prosperous population. They have an elevation of 548 feet above Lake Huron. The air is pure and the region is one of the most healthful in the State.

The Company has in this county upwards of 83,000 acres, containing over 348,249,000 feet of good pine. The following table shows the location and general character of these lands:



TOWNSHIP.	AREA—ACRES.	PINE ESTIMATES.	CLASSIFICATION.
21 N, R 3 W . . . .	9,858.26	51,913,000	Pine
21 N, R 4 W . . . .	2,880.	5,095,000	Pine and Farming
22 N, R 1 W . . . .	9,140.11	43,377,000	Pine and Farming
22 N, R 2 W . . . .	7,530.56	43,075,000	Pine and Farming
22 N, R 3 W . . . .	6,983.48	36,850,000	Pine and Farming
22 N, R 4 W . . . .	4,540.80	22,705,000	Pine and Farming
23 N, R 1 W . . . .	4,830.13	1,475,000	Farming
23 N, R 2 W . . . .	3,752.75	23,290,000	Pine and Farming
23 N, R 3 W . . . .	5,924.32	29,028,000	Pine and Farming
23 N, R 4 W . . . .	1,661.13	6,030,000	Farming
24 N, R 1 W . . . .	7,219.	12,508,000	Pine and Farming
24 N, R 2 W . . . .	6,603.27	6,456,000	Pine and Farming
24 N, R 3 W . . . .	7,192.75	32,918,000	Pine and Farming
24 N, R 4 W . . . .	5,664.71	33,529,000	Pine and Farming
TOTAL . . . . .	83,781.27	348,249,000	

The railroad stations in this county are Witthaners and Roscommon.

*Missaukee County.*—Directly west of Roscommon lies Missaukee County. This is comparatively a new county, having been organized in 1870, and its population at the present time is about 1,200. The county seat is located at the village of Lake City, a spirited hamlet on the east shore of Muskrat Lake. The principal streams in the county are the Muskegon and its tributaries, nearly all of which are large enough to float logs. The Company has 6,668 acres in this county mostly in town 24 north, range 5 west, and containing over 42,000,000 feet of excellent white pine. The quality is of a high grade and can be lumbered in Muskegon waters. The location and estimates of the lands are as follows:

TOWNSHIP.	AREA—ACRES.	PINE ESTIMATES.	CLASSIFICATION.
22 N, R 5 W . . . .	480.22	620,000	Pine and Farming
23 N, R 5 W . . . .	227.86	1,124,000	Pine
24 N, R 5 W . . . .	5,960.39	40,270,000	Pine
TOTAL . . . . .	6,668.47	42,014,000	

*Kalkaska County.*—This is comparatively a new county, having been organized in 1871 with its county seat at the village of "Kalkaska," situated in township 27 north, range 7 west, where the Grand Rapids & Indiana Railroad crosses Bordman River. The population of the county is now about 1,500. The principal streams are the Manistee, the Bordman, the Rapid and Torch Rivers. The lands owned by the Company in this county are in the east tier of towns, and are



mostly pine lands. There are 36,083 acres, containing 127,368,000 feet of good pine, situate on or near the Manistee River, as follows:

TOWNSHIP.	AREA--ACRES.	PINE ESTIMATES.	CLASSIFICATION.
25 N, R 5 W . . . .	11,439.75	60,027,000	Pine
26 N, R 5 W . . . .	6,986.92	24,255,000	Pine and Farming
27 N, R 5 W . . . .	7,490.04	25,170,000	Pine and Farming
28 N, R 5 W . . . .	10,166.82	17,916,000	Pine and Farming
TOTAL . . . . .	36,083.53	127,368,000	

*Crawford County.*—Directly north of Roscommon lies the county of Crawford, containing 16 townships and 576 square miles.

The Jackson, Lansing & Saginaw Railroad passes through this county. It is well watered by the Au Sauble and Manistee Rivers and numberless small tributaries and lakes of pure living water. It occupies an elevated position, being about 650 feet above the level of Lake Huron.

The surface of the county is gently rolling, but not hilly; the soil various and generally good. The northern part of the county is timbered with pine and hardwood; soil a black sand loam. The south half, with the exceptions of the western tier of towns, is "plains," quite free from timber and nearly ready for the plow. These plains, though of sandy soil, are very productive when subjected to an intelligent cultivation.

Pine is the predominate timber in the western tier of towns and is of an excellent quality.

The village of Grayling, the largest in the county, is situated on section 7, township 26 north, range 3 west, where the Jackson, Lansing & Saginaw Railroad crosses the Au Sauble River. The location is central and very pleasant. It is 558 feet above Lake Huron. The water privilege at this point is excellent, and no better site for saw mills, with ample booming privileges, can be found in the State. The village was platted by the Railroad Company in 1874, since which time it has made considerable progress. Persons wanting village lots can apply at the land office by letter or in person where prices and other necessary information will be cheerfully given.

The Company owns in Crawford County 148,252 acres, containing upwards of 261,000,000 feet of pine.



The following table shows the acres owned by the Company in the different towns in this county together with the estimates of pine and the general character of the lands.

TOWNSHIP.	AREA—ACRES.	PINE ESTIMATES.	CLASSIFICATION.
25 N, R 1 W....	10,812.43	7,932,000	Pine and Farming
25 N, R 2 W....	10,679.44	4,286,000	Pine and Farming
25 N, R 3 W....	10,147.35	5,062,000	Pine and Farming
25 N, R 4 W....	11,421.64	41,535,000	Pine
26 N, R 1 W....	9,586.99	6,461,000	Pine and Farming
26 N, R 2 W....	9,845.47	2,500,000	Pine and Farming
26 N, R 3 W....	10,353.38	10,415,000	Pine and Farming
26 N, R 4 W....	8,656.97	48,376,000	Pine
27 N, R 1 W....	8,341.54	2,955,000	Pine and Farming
27 N, R 2 W....	11,039.58	13,105,000	Pine and Farming
27 N, R 3 W....	7,527.46	17,330,000	Pine and Farming
27 N, R 4 W....	9,774.91	33,418,000	Pine and Farming
28 N, R 1 W....	5,843.03	3,498,000	Pine and Farming
28 N, R 2 W....	6,255.43	30,526,000	Pine and Farming
28 N, R 3 W....	9,618.11	21,661,000	Pine and Farming
28 N, R 4 W....	8,348.69	12,355,000	Pine and Farming
TOTAL.....		148,252.42	261,415,000

The railroad stations in this county are Cheney's, Grayling and Forest.

*Otsego County.*—This is a very fine county of land of 15 townships, situated north of Crawford and east of Antrim counties. It was organized in 1875.

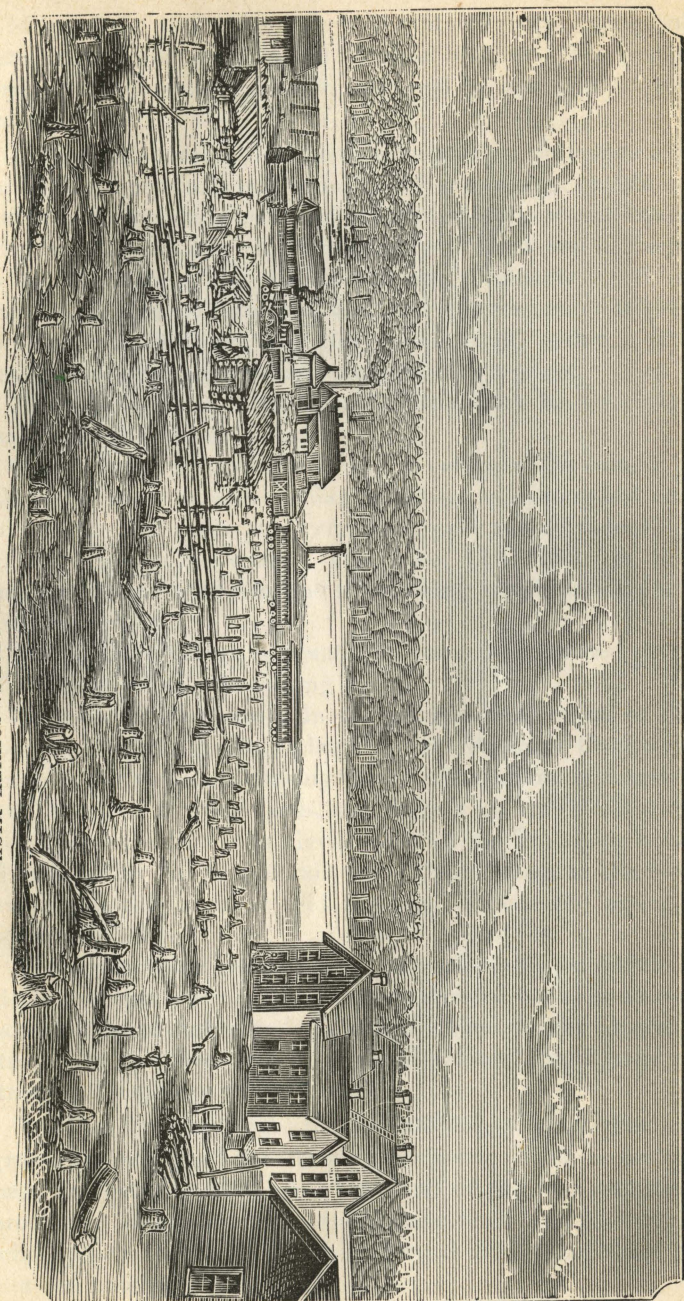
Most of the land in this county is excellent for farming purposes. A goodly amount of first-rate pine is found in the south half of the county. The Jackson, Lansing & Saginaw Railroad penetrates nearly through the center of the county, and the Grand Rapids & Indiana Railroad passes through the northwest corner, making all the lands accessible to the railroads.

The principal streams are the Au Sauble, the Manistee, the Cheboygan, the Pigeon, and Black Rivers, all of which have their sources in this county. The surface is generally rolling. The timber is mostly sugar maple, beech, elm, bass-wood and hemlock.

The soil is a rich, black, sandy loam, underlaid or mixed with limestone gravel, and produces excellent wheat, oats, corn and hay, and the finest potatoes, turnips and other roots to be found in the State.



OTSEGO LAKE, OTSEGO COUNTY, MICH.





Most of the townships are well watered with springs of pure living water, streams and beautiful lakelets. The maple forests in this county are not surpassed in any part of the world.

This valuable tree grows here in its greatest perfection and the birds-eye and curly maple timber is found in large quantities, and has attracted the attention of eastern and western consumers, who are shipping large quantities to New York and Chicago to take the place of the walnut and other valuable woods in the manufacture of furniture, etc., and it is reasonable to predict that the birds-eye and curly maple will, within a few years, be in great demand and command high prices.

Many investments in these maple forests have been recently made with this object in view.

Otsego Lake, situated nearly in the centre of the county, is a beautiful sheet of water, being about six miles long and one mile wide. Its waters are very clear, pure and deep, and the scenery very picturesque. This lake, like others in this vicinity, abound with fish, and is becoming widely known as a "summer resort."

Otsego Lake village is beautifully located on the east shore of the lake and is a flourishing town.

Gaylord, situated nearly in the geographical center of the county, has been recently platted by the Railroad Company, and bids fair to be a promising town. The adjoining country is all first-class farming lands, and there is no healthier region than this in the State, its elevation being 790 feet above Lake Huron. The soil is generally dry, there being no stagnant water and the air clear and bracing. Fever and ague, is not known here.

The terms "pine and farming," as used in this pamphlet indicate that there are in some towns referred to, lands known as entirely pine and entirely farming. Pine usually grows in streaks or patches, and is generally found contiguous to streams, though not entirely so.

The idea frequently prevails that lands upon which pine has grown are not good for farming purposes. This is not the case, however, in Michigan, for some of the best and most productive farms are made from these lands and from lands where pine is interspersed with hard wood such as maple, beech, elm and hemlock.



Even the lighter sandy soils are highly productive, and are among the best wheat lands in the country.

The Company has in this county upwards of 130,000 acres, which may be classified as follows:

TOWNSHIP.	AREA—ACRES.	PINE ESTIMATES.	CLASSIFICATION.
29 N, R 1 W....	9,177.32	39,246,000	Pine and Farming
29 N, R 2 W....	1,989.03	13,136,000	Pine and Farming
29 N, R 3 W....	2,651.38	6,523,000	Pine and Farming
29 N, R 4 W....	7,161.45	15,623,000	Pine and Farming
30 N, R 1 W....	10,843.41	11,273,000	Pine and Farming
30 N, R 2 W....	8,990.93	20,565,000	Pine and Farming
30 N, R 3 W....	6,670.90	11,342,000	Pine and Farming
30 N, R 4 W....	7,970.21	12,772,000	Pine and Farming
31 N, R 1 W....	7,181.35	1,372,000	Pine and Farming
31 N, R 2 W....	8,804.43	1,004,000	Farming
31 N, R 3 W....	10,842.66	1,005,000	Farming
31 N, R 4 W....	11,486.51	325,000	Farming
32 N, R 1 W....	7,206.17	14,614,000	Pine and Farming
32 N, R 2 W....	9,074.49	31,840,000	Pine and Farming
32 N, R 3 W....	10,299.75	1,430,000	Farming
32 N, R 4 W....	10,447.11	.....	Farming
TOTAL.....		130,797.10	176,070,000

The stations in this county are Otsego Lake, Bagley and Gaylord.

*Antrim County.*—This county was organized in April, 1863. The county seat was then located at Elk Rapids in township 29 north, range 9 west, where it still remains. The present population of the county is about 4,000. The lands are first-rate for farming purposes and equal to the best in the State. The surface is gently rolling; soil, black, sandy loam underlaid or mixed with limestone gravel. It is all heavily timbered with sugar maple, beech, hemlock, elm and basswood, with streaks or patches of pine and cedar sufficient for home consumption for many years. A portion of the county is now under a good state of cultivation and produces excellent wheat, corn, oats, barley, potatoes and hay. Fruits grown here are unsurpassed in beauty and perfection.

The editor of the *Lansing Republican*, referring to this county, writes as follows: "The more we saw of this county—Antrim—the better were we pleased with its promise as an agricultural section. A ride several miles east of Elk Rapids, through a clay loam soil, satisfied us that within twenty years



this new country will take a leading place in the estimation of farmers. Fine meadows and corn fields, and good roads, are already a feature; the prosperity of the future will add better dwellings than those now seen. Eight years ago the country between Lansing and Mason bore a close resemblance to that east of Elk Rapids, and we think it fully equal to any farming section in the central portion of the State."

The Grand Rapids & Indiana Railroad passes through nearly the center of the county.

The lands of this Company, in Antrim County, consisting of about 33,000 acres, are as follows:

TOWNSHIP.	AREA—ACRES.	PINE ESTIMATES.	CLASSIFICATION.
29 N, R 5 W....	11,164.	21,312,000	Pine and Farming
30 N, R 5 W....	11,221.08	.....	Farming
31 N, R 5 W....	10,539.05	.....	Farming
TOTAL.....	32,924.13	21,312,000	

*Cheboygan County.*—The Company has 74,000 acres of land for sale in this county. Some of the lands are timbered with the best white and Norway pine, others with sugar maple, basswood, ash, elm, etc. Most of the lands in this county are first-rate for farming purposes. Settlements have existed for a long time in the northern part of the county and along the shores of Burt's and Mullet's lakes. The surface is generally level or rolling; soil, black, sandy loam, and produces abundantly of grains and roots usually grown in Michigan. At the mouth of Cheboygan River is situated the important and flourishing village of "Cheboygan," destined soon to take its place among the leading towns of the State. The lands in this county may be classified as follows:

TOWNSHIP.	AREA—ACRES.	PINE ESTIMATES.	CLASSIFICATION.
33 N, R 1 W....	8,661.50	6,845,000	Pine and Farming
33 N, R 2 W....	8,846.04	8,305,000	Pine and Farming
33 N, R 3 W....	10,504.89	975,000	Farming
34 N, R 1 W....	7,029.76	6,219,000	Pine, and Farming
34 N, R 2 W....	10,633.52	13,949,000	Pine and Farming
34 N, R 3 W....	11,240.07	6,095,000	Pine and Farming
35 N, R 1 W....	7,159.84	4,317,000	Pine and Farming
35 N, R 2 W....	5,828.75	7,044,000	Pine and Farming
36 N, R 1 W....	968.83	1,465,000	Pine and Farming
36 N, R 2 W....	3,216.44	3,269,000	Pine and Farming
TOTAL.....	74,089.64	58,483,000	



## FURTHER PARTICULARS ABOUT THESE LANDS.

By reference to the State map, which accompanies this pamphlet, you will readily see that certain counties are colored, the general features of which have been spoken of and described heretofore. In these counties most of the lands owned by this Company, and now offered for sale, are situated.

The lands are principally north of Saginaw City and in the following counties: Saginaw, Bay, Ogemaw, Roscommon, Missaukee, Kalkaska, Crawford, Oscoda, Montmorency, Otsego, Antrim and Cheboygan.

This portion of the State is not, as many suppose,

A PERFECT WILDERNESS,

but contains a fair population and is rapidly filling up with the best kind of settlers from all parts of the Union and Canada.

THE FUTURE OF NORTHERN MICHIGAN IS ASSURED,

because of its forests of excellent timber, its strong and productive soil, its inexhaustible saline beds, and its varied and numerous water courses, together with ample railroad facilities, which afford cheap transportation to market of all farm and forest productions.

The construction of the Jackson, Lansing & Saginaw Railroad, north of Bay City, was deemed by many as

A BOLD AND HAZARDOUS UNDERTAKING,

it being for a long way through what was then an unbroken wilderness; and it has generally been conceded that railroads could only be made to pay when run through a country already fully settled and developed. The theory was "first settle up the country and the railroads and other attendants of civilization will come of their own accord." But this plan was necessarily slow and tedious, and involved many years of weary toil and privation to the pioneer, who had to wait

TEN OR TWENTY YEARS

before the sound of the locomotive greeted his ear. During these long years but little could be done to better his condition by reason of the expensiveness of transportation, so that the surplus productions would hardly pay the taking to market.



## BUT NOW HOW DIFFERENT.

The Jackson, Lansing & Saginaw Railroad penetrates almost its entire land grant, and the same is traversed on the western portion by the Grand Rapids & Indiana Railroad, which makes the remotest lands in the grant but a few miles from the railroad.

Since opening the road north of Bay City many mills for the manufacturing of lumber have been erected along the line. These mills always employ a large number of men to do the necessary handling and moving of logs and lumber to and from the mill, and in the winter many find employment in the woods felling the pine trees and preparing them for shipment to the manufactures. As a natural consequence many settlers have located near these mills, built for themselves cheap but pleasant homes, and where but a few years ago was an unbroken wilderness, you now see villages teeming with the life and activity that characterizes older towns.

**NOW IS THE TIME TO SECURE FOR YOURSELF A HOME.**

Up to the present time the Company has disposed of about 80,000 acres belonging to the grant, and the farming lands situated in Crawford and Otsego counties are now being rapidly taken up. The reasons for the same are evident:

*First.* THEY ARE VERY ACCESSABLE, BEING CLOSE TO THE RAILROADS AND NAVIGABLE STREAMS.

*Second.* THE LANDS ARE EXCEEDINGLY FERTILE AND CAPABLE OF PRODUCING ALL CROPS GROWN IN THIS LATITUDE.

*Third.* THE LANDS ARE NEAR TO TRADE, MANUFACTURES AND SCHOOLS.

*Fourth.* THE LANDS ALREADY SOLD ARE BEING RAPIDLY IMPROVED AND THEIR VALUE IS ALREADY MUCH ADVANCED.

*Fifth.* THE STOCK TO CHOOSE FROM IS LARGE AND VARIED AND AMPLE SCOPE IS AFFORDED FOR MAKING CHOICE SELECTIONS.

*Sixth.* THE PRICE AND TERMS OF PAYMENT ARE MORE FAVORABLE TO THE BUYER THAN IN CASES OF INDIVIDUAL SELLERS—LONG CREDIT AND LOW RATE OF INTEREST.

*Seventh.* THE TITLES GIVEN ARE ABSOLUTELY PERFECT. THESE ARE CONSIDERATIONS OF GREAT IMPORTANCE.



## FARM PRODUCTIONS.

It is a well established fact that Michigan produces a great variety of crops and more abundantly of grains and roots adapted to this climate than any other State in the Union, and we here copy extracts from the State census report of 1873 for this State, showing farm productions for year ending December 31st, 1873:

Wheat.....	15,456,202 bushels
Indian Corn.....	20,792,905 bushels
Other Grains.....	13,209,758 bushels
Potatoes.....	5,618,863 bushels
Pork marketed.....	48,434,106 pounds
Hay.....	1,134,077 tons
Butter marketed.....	27,972,117 pounds
Wool marketed.....	7,729,011 pounds
Cheese marketed.....	4,101,912 pounds
Maple sugar marketed.....	4,319,793 pounds
Number of sheep in State.....	1,649,199
Number of swine ".....	401,720
Number of cattle ".....	668,187
Number of horses ".....	281,394
Value of orchard productions in 1870....	\$3,537,278

## THE PLAINS.

Occasional references have heretofore been made to the lighter soils in Roscommon and Crawford counties, susceptible of easy cultivation, known as "plains."

Specimens from these lighter soils have been subjected to numerous examinations, by eminent agricultural chemists, for the purpose of determining their productive ingredients, and in every case an abundance of lime, feldspar and mica as well as silica or common sand have been found to exist. As these last named minerals contain a large percentage of potash, the only thing which this variety of soil seems to lack, is vegetable matter. A good supply of this latter will make it exceedingly fertile, and can be easily supplied by clovering or turning under blue grass sod.

As to the climate, large bodies of water exist, always a modifying influence upon, not only the severity of the winters, but also the enervating temperatures of summers. Lakes Higgins and Houghton lie in the centre of Roscommon County. They cover an area of forty-five thousand acres,



and the climate of a large territory adjacent is modified as suggested above.

The air is clear, dry and exhilarating. The locality has long been known as one of more than ordinary healthfulness. The winters are in no respect different from winters in Central Michigan, save in respect to the amount of snow, which is greater, and falls early in December, and ordinarily lies heavy upon the ground all winter, leaving the soil warm and free from frost in spring.

#### THE SOIL

Is a brown, sandy loam, varying in depth from six to twelve inches, with a gravel and clay sub-stratum. It is of very much the same nature as the Lodi Plains in Washtenaw County and the Livingston County lands. Indeed, Livingston County, with its large number of small lakes, and sandy, loamy soil is, as it were, duplicated in Roscommon and Crawford. Those who expect to find land heavily timbered with maple, oak, birch and elm, must not look for it here, but go a few miles further north to the counties of Otsego, Antrim and Cheboygan; but those who desire the kind of soil above mentioned, will be enabled to make farms readily, without that longer process required to bring hard-wood lands under cultivation. The culture of this description of lands is no experiment. Where they have been made into farms in Ingham, Livingston and Washtenaw Counties they have proved among the most valuable lands. The grain crops are not as heavy upon this soil as sometimes upon hard-wood lands, but they are always uniform and not liable to failures; in short they can be depended upon for a fair average yield with less labor. With potatoes and oats the yield is much above the ordinary average.

The streams are all bordered for quite a distance back with woods, which are in the main designated as the "soft woods," with an occasional "sprinkling" of hard woods. The streams are abundant and offer all the facilities requisite for stock raising and the cultivation of grass or meadow lands. In many places lumbermen have entered upon these lands in their uncultivated state, and cut and stacked large quantities of the wild grass for use in the lumber camps.

#### THE WATER

Found in the wells and streams, even more than any other



characteristic, recommends this locality. It is remarkably pure and soft. The lake water partakes of the same desirable peculiarity.

#### PROXIMITY TO RAILROAD AND STATIONS.

The nearness of Roscommon and Grayling, stations upon the Jackson, Lansing & Saginaw Railroad, will afford a ready and easy channel for the marketing of farm produce. These places are becoming the central points of the lumber traffic in this vicinity, and for years to come the demand must excel the local supply. The railroad, furthermore, affords ready and speedy ingress and egress to and from homes upon these lands. Both of these villages are rapidly developing and are now the projected county seats of their respective counties.

#### COAL AND OTHER MINERAL RESOURCES.

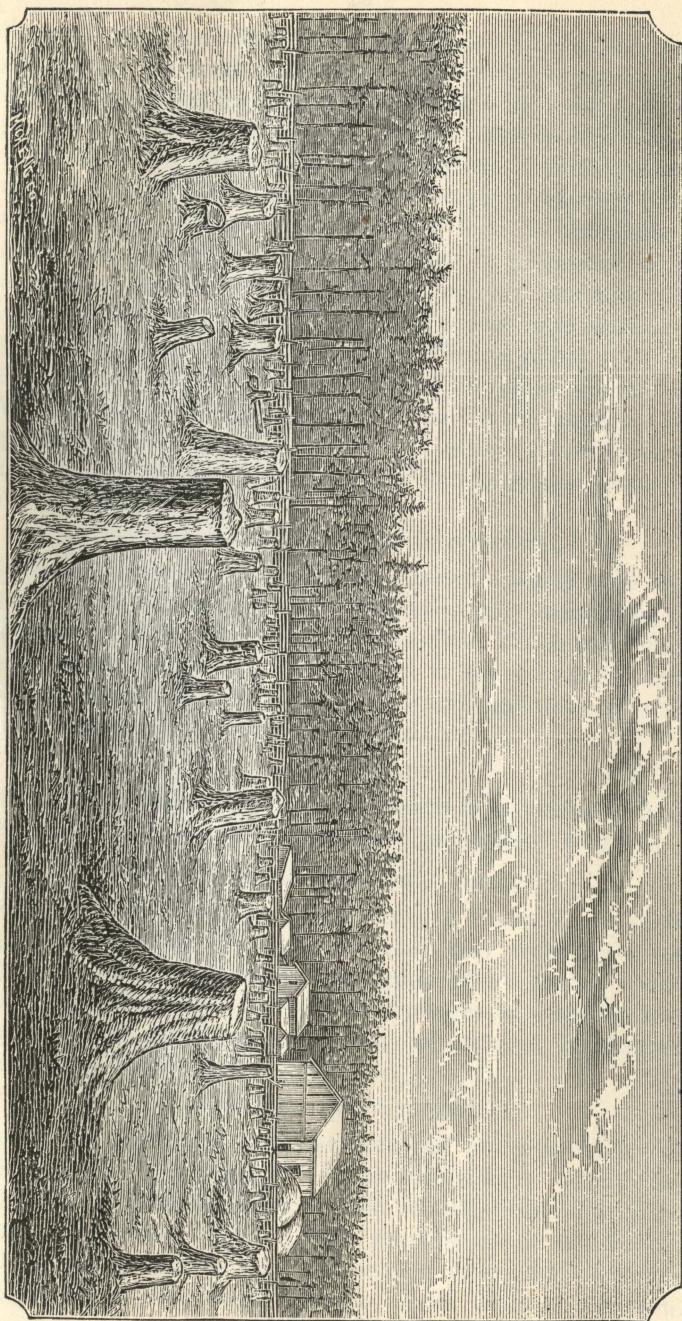
This line of railroad passes, as will be seen on reference to the geological map of the State, directly over nearly every leading geological formation of the State. It traverses the great coal basin or measures of Michigan, the Parma sandstone, the carboniferous limestone, the Michigan salt group, the Marshall sandstone, the Huron group, the Hamilton group, and corniferous limestone. The immense iron and copper deposits of Lake Superior are in close proximity to these lands, are soon to be connected with them by railroad, and will contribute to the prosperity of their owners. Reference has already been made to the vast salt interest of the Saginaw Valley. Plaster in great abundance underlies the district traversed by this road; it has been found cropping out near the line and is produced in immense quantities at Alabaster and Grand Rapids, thus affording abundance of the best fertilizer. Coal is already being mined at various points along the line, where abundant supplies of this invaluable material are found. Recently a vein, said to be of the best cannel coal, seven feet thick, has been opened in the northern part of Bay County close to the railroad. Geologists assure us that large deposits of this most valuable coal are distributed through this part of the State.

#### MEANS OF EDUCATION.

The State of Michigan has made ample provision for the support of its free school system. Large land grants have



VIEW OF MAPLE FORESTS, OTSEGO COUNTY, MICH.





been received from the general government for the support of education. By good management the State has accumulated a large fund from the sale of these lands, which aids materially in the support of its primary schools. The money so raised is known as a primary school fund; and the Commissioner of the State Land Office, in his report for 1873, referring to this fund, says: "The nature of this fund is accumulative, hence the principal annually increases in proportion to the amount of the yearly sales, and the fund has continued to so accumulate till the principal, paid and unpaid, now reaches the magnificent sum of \$3,124,471.78. What a grand total will stand to the credit of the fund when the entire school lands have been sold, the principal which shall be and remain a perpetual fund, the interest of which is annually distributed for the support of the primary schools in the several townships of the State."

#### THE MICHIGAN STATE UNIVERSITY,

located at Ann Arbor, has already attained a world wide reputation as an educational institution, as is fully attested by the students in attendance from all parts of the Union and foreign countries. Both sexes are admitted to the courses of study. This institution is also aided by a landed endowment, which adds very much towards its maintenance.

#### A NORMAL SCHOOL

designed to prepare students for teachers is located at Ypsilanti and is in a flourishing condition, and a credit to the State.

#### THE STATE AGRICULTURAL COLLEGE,

located at Lansing, the capital of the State, is one of the grand institutions of which the State may well feel proud. Not only can a thorough knowledge of all studies usually taught in the graded schools and colleges be obtained here, but especial attention is paid to agriculture, horticulture, chemistry, botany and zoology.

#### A STATE PUBLIC SCHOOL,

located at Coldwater, has just been put in operation, the design of which is expressed in the following: "That there shall be received as pupils in said school, those children that are over four and under sixteen years of age, in suitable condition of body and mind to receive instruction, who are neglected or dependent, especially those who are maintained



in the county poor houses, those who have been abandoned by their parents or are orphans, or whose parents have been convicted of crime. \* \* \* The children shall be maintained and educated in the branches usually taught in common schools, and shall have proper physical and moral training."

There are many more colleges in the State, under the control of individuals or religious denominations, and they are all in a flourishing condition.

#### THE "UNFORTUNATE WARDS" OF THE STATE

—the deaf, dumb or blind—find a home in the large and commodious asylum erected for this purpose at Flint, and the insane are properly taken care of at the asylum erected at Kalamazoo.

#### A COMMON BUT SERIOUS MISTAKE.

A serious mistake has been too commonly made by those from the East and South who have sought homes in the West. They have gone too far west. "Better go West" is no doubt as good advice to the man of enterprise in New England and New York to-day as it was when Mr. Greely gave it to his young friend. But it does not follow that the farther west one goes the better it will be; yet too many have, to their sorrow, acted upon this idea and passed the more favorable lands of Michigan for those of Kansas and Nebraska. Better, far better homes could have been found in Michigan—better in at least three important particulars.

*First*, Michigan is so far nearer the markets of the world than the regions referred to farther west.

*Second*. It produces a greater variety of crops, so that the farmer has a greater number of resources.

*Third*. It is not subject to drought, grasshoppers and other scourges so fatal in the far west.

The complaint made with such earnestness by the people of Iowa, Missouri, Kansas and Nebraska against the high charges for transportation between themselves and the seaboard are no doubt founded on facts. "It costs two bushels of corn," they tell us, "to get the third to market." This is the language of exaggeration, but shows, nevertheless, a fact in relation to the far west. It is *necessarily* expensive to get the farm products from those regions remote from water com-



munication to the sea-board market, and it is a great triumph of civilization that transportation is even so cheap as it now is. It is impossible to wholly overcome the obstacles which nature herself has interposed. It *necessarily* costs more to transport an article 1,000 miles than to transport it 100. It is unreasonable for people who have placed themselves in regions where nature renders transportation costly to expect the same profits from their labors as are obtainable in more fortunate situations. The superiority of Michigan for transportation facilities has already been referred to.

The liability of the Far West to droughts, grasshopper scourges and the like has been rendered too painfully evident by the present suffering and destitution in that part of the country—a destitution which has justly entitled the people there to the aid and sympathy of those in other States. The destruction of the annual crop by the drought and grasshopper was all the more disastrous because there was no timber, no fruit or other resource left.

Such considerations should determine all those who contemplate going west not to pass Michigan for regions farther on so long as good farms can be had cheap in this State. Indeed multitudes of those who had made the mistake referred to are returning and selecting homes in Michigan.

## SECTIONS, TOWNSHIPS AND RANGES.

Some persons unfamiliar with the land system of the United States are unable to find the locations of lands from the town and range given. A word of explanation may therefore be useful to such. The United States Government in surveying out lands subdivided them into sections of 640 acres; these sections are again subdivided into quarters of 160 acres, eighths of 80 acres, and sixteenths of 40 acres. Thirty-six sections of 640 acres each, or six miles square, make a township, and these townships are designated by ranges.

For example, take a description in Crawford County, town 26 north, range 3 west. To find this, look on the map, and south of the counties of Livingston, Ingham, Eaton and Barry is the base line. On this line are numbered the ranges both east and west (commencing at Leslie, in Ingham county.) The principal meridian runs north and south through the



State and intersects the base line at Leslie, and from this point both north and south are numbered the towns on the line of the principal meridian. Now follow up the townships north on the meridian line until you come to 26, then return and follow the numbers west on the base line until you come to 3, then run up on the map until you arrive opposite town 26 and you will find the town in question—26 north, range 3 west.

Another example, in Bay County. You wish to find town 14 north, range 5 east. Run north on the meridian line until you find 14, then return and run east on base line until you reach 5, then follow due north on the map until opposite 14, and you will find the town sought—14 north, range 5 east.

This mode of designating lands is always observed in making conveyances, after as well as before a township is organized and has received a name.

### **SUGGESTIONS TO LAND BUYERS.**

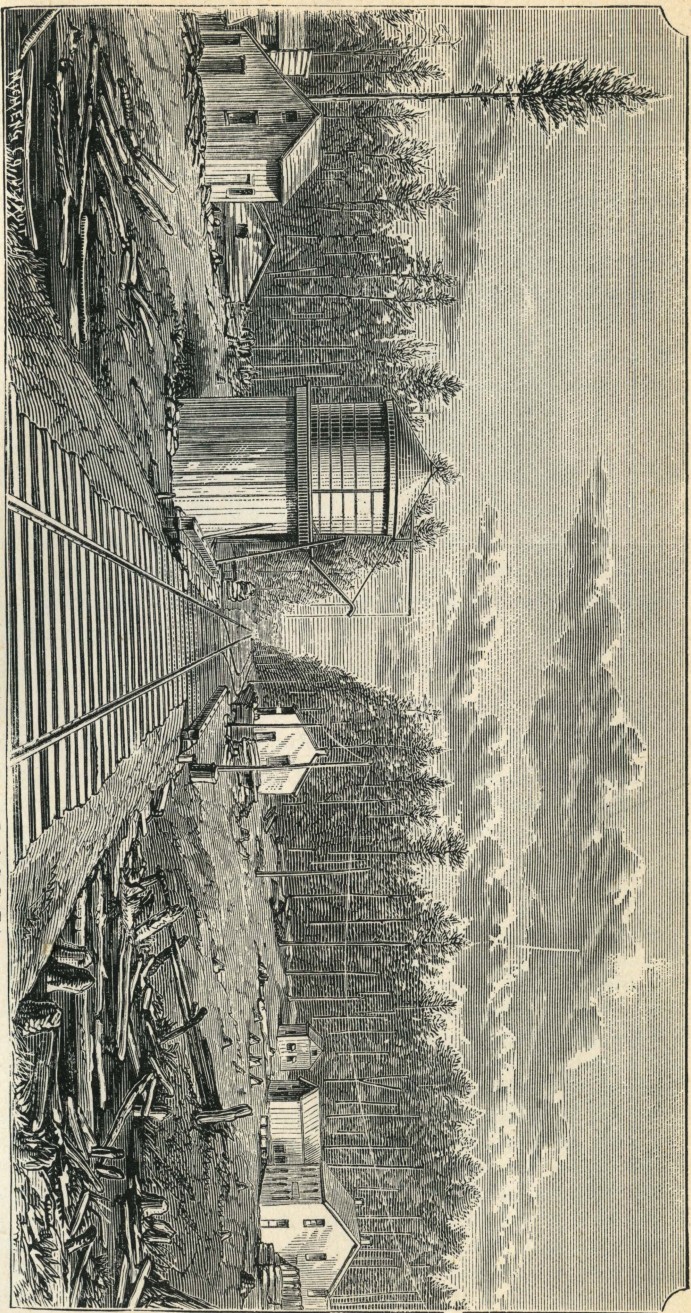
Before coming to purchase lands, see that you have the necessary means, and make careful consideration as to their expenditure. None should come without proper forethought and needful capital, but with these the way is open and the prospects bright.

It is difficult to make progress anywhere without capital, and nowhere is the need of money more keenly felt than in a new settlement. You will require money for the expenses of transportation for yourself and family, and such household goods and stock as you may determine to bring; for the first quarter payment on the land purchased; for buildings and other improvements; for farming tools and provisions until you can grow and sell a crop.

In selecting a farm you will have regard to the character of the soil, the location as relates to the facilities for getting to market, prospective as well as present, and the advantages for your family as to social, religious and educational privileges.

It is not advisable to transport heavy or bulky material any great distance. Agricultural implements adapted to the soil of the region and household goods in all their variety can be purchased here as cheaply as in the Eastern and Middle States. Cattle and horses should not be brought unless of a superior class, as good horses and cattle can be purchased for much less than they can be landed here.





GRAYLING, CRAWFORD COUNTY, (On the J. L. & S. R. R.)



## PRICES.

All these lands are offered at very low prices as compared with their value and with the prices at which private owners hold their lands, and instances are common where purchasers from the Company have sold in a short time at great advances, making great profits. The prices vary from two dollars per acre upwards according to soil, location, water supply, timber, proximity to railroad stations and other advantages in precisely the same manner as other lands do.

All these peculiarities of every lot offered for sale may be learned at the office of the Land Commissioner. But every man will, of course, examine in person the land he expects to cultivate and the locality where his home is to be.

It is quite impracticable to prepare and send out a list of prices for each lot in the grant, but prices for any particular description or descriptions will be furnished on application.

The exigencies of the case make it necessary for the Company to dispose of the lands, so that now is the most favorable time to purchase.

### THE FOLLOWING EXTRACT

from Walling's Atlas of the State of Michigan, will be interesting to those who desire information as to Michigan lands:

"No State in the Union has more varied and abundant resources than Michigan. The timber which must be cleared away to prepare the soil for the farmer brings a handsome profit for the labor employed in its removal. The vast primeval forests of pine which covered a large proportion of both peninsulas, have proved a mine of wealth to the active and enterprising lumberman. In mineral wealth the State is unrivaled. Salt, gypsum and coal in the Lower Peninsula, and iron and copper in the Upper, lie but scantily hid beneath the surface, and in quantities practically inexhaustible. As a grain-growing State, Michigan is unsurpassed. Its wheat is highly prized in European cities, ranking second in quality to none, while its corn and barley and other grains command the highest market values. As a fruit-growing State, it stands in the very front rank. Apples, peaches, grapes, pears, plums, etc., reward the industry of the horticulturist, and are produced of such quality as to be sought for in all markets to which they are accessible, and in such quantities as to have become a source of enormous revenue. The peach and apple orchards of Michigan are widely celebrated, yielding an ample supply for less fortunate sister States, while small fruits are so abun-



dant in their season as to be afforded for the scantiest tables. The pastures of the State are of excellent quality, sustaining herds of cattle and sheep, which are productive of wealth to their growers. With its vast coast line and numerous interior lakes and streams, the fisheries of the State are of no inconsiderable importance. They furnish employment to a large number of persons, and are a source of revenue, besides supplying cheap and healthy food to our citizens.

\* \* \* \* \*

#### LUMBER.

"Until within the last year or two, lumbering operations have been confined to the immediate vicinity of streams. In the winter logs are got out and hauled to the streams, down which they are floated by the spring freshets to the mills below. The trouble and expense of hauling the logs have been such that the lumbermen have not gone back from the streams more than eight or ten miles. Large tracts of intervening pine have been left untouched, and these are now being reached by railroads, which have been rapidly pushed into the forest during the past two years. No sooner is the iron track laid than saw mills spring up along side it, as if by magic, and the railroads, in the woods find abundant employment and profitable remuneration in transporting lumber. \* \* \*

"The newer lumber districts are those drained by the Rifle, Au Sable and Thunder Bay rivers, on the east side, the great interior region penetrated by the Jackson, Lansing & Saginaw, Flint & Pere Marquette, and Grand Rapids & Indiana Railroads, and the region on the west side watered by the Great Manistee and Boardman rivers, and streams tributary thereto.

"It is estimated that there are left in the Lower Peninsula from six to eight millions acres upon which pine grows. But a large proportion of this is sparsely timbered, and much of it would not, a few years since, have been deemed worthy of notice as pine land. During the past few years explorations have been made in all the wild portions of the State. Capitalists who are quick to foresee and prompt to take advantage of everything that may inure to their benefit, have had their experts traversing the northern woods in every direction, and have located every available tract of pine so far as discovered, taking at government prices lands which, in some cases, will not yield a thousand feet to the acre. These tracts are owned by men who can afford to hold them for a handsome profit on their investment, and this they are sure to get. It is estimated that there are in the Upper Peninsula about ten million acres which will produce probably about 7,000,000,000 feet of pine.

"Michigan pine is of a superior quality for the purposes of lumber. It is what is known as white pine, and of this there



are several varieties. The soft or "cork" pine, so called from the resemblance in softness and texture of the wood to the cork of commerce, is the least plentiful of all. It grows in huge trees sparsely scattered among the oak, beech and maple, and consequently upon the very best quality of soil. Upon a somewhat similar soil is found the "buckwheat" and "grove" pine, which is usually freely interspersed with hemlock. Some varieties of grove pine are found on a lighter soil, in which case they are apt to grow in dense forest groves, the trees straight and tall, towering in fair proportions sometimes a hundred feet or more before a twig is reached. In some instances these forests have been known to yield 30,000 feet of lumber to the acre. Norway pitch, or southern pine, is found abundantly in some localities. It is the least valuable variety, and grows upon an arid, sandy soil. The best pine is found among trees of a firmer grain, and these are upon lands which also produce hard wood. It has been a widely prevailing but mistaken idea that lands upon which pine timber grows are worthless for farming purposes. Such is not the case in this State, as has been practically demonstrated. As intimated above in alluding to the varieties of pine, the soil upon which the pine grows interspersed with beech and maple, is the very best soil for agricultural purposes known. The soil which produces the grove pine, although of a lighter character, is, as a rule, found to be well adapted to cultivation, though requiring more artificial enriching than the loamy land on which cork pine is found. On the best pine lands the quantity of hardwood is often considered greater than that of pine, and is not without its value also. \* \* \* \* \*

"The pine forests will continue to be the chief source of our wealth and prosperity for many years, and to compensate for the increased cost of lumbering, by reason of long hauling of logs, we shall have the constantly advancing price of lumber, caused by the augmented demand. Upon this point the United States Commissioner of Agriculture says: 'If for twenty years to come the demand for lumber shall increase in the same ratio to the population as in the last twenty, more than \$200,000,000 worth of American sawed lumber will be needed each year, denuding more than 10,000,000 acres of land. About 7,000 acres are cleared of timber each week-day in this country. Of the annual crops \$75,000,000 go to fuel, and twice as much to fencing. The locomotives in this country consume no less than 7,000,000 cords a year, or 500 acres a day.

"The price of pine land is rapidly advancing, in view of such facts as the above. Sales are no longer made at the old figures, and the prices one month are hardly to be taken as a guide to the ruling figure the next month. The forests of Michigan, yet clothed in primeval pine, sell at from \$10 to



\$25 per acre, according to location. A good many lots will change hands at these prices the present winter.

"There is another point to be taken into consideration, which doubly assures the permanent prosperity of this country. Our hard woods have hardly been touched yet, and the value of these products of our forests, unrivaled in excellence in many varieties, must continue to increase with every year. The time may not, indeed, be far distant when the hard wood product of this section will equal in yearly value the present pine lumber traffic. The oak stave trade and the business in ship timber have already assumed positions of importance, and their value is rapidly augmenting. The special industries which may grow up and be supplied by hard wood forests are almost innumerable, and include all manufactures into which our native woods enter."

### TABLE OF DISTANCES.

FROM JACKSON TO	Miles.	FROM JACKSON TO	Miles
Saginaw City.....	101	Clyde .....	150
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Bay City.....	...	West Branch.....	169
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LUMBERING SCENE.



# 500,000 ACRES

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